

**Minutes for Zoning Board of Adjustment
January 11, 2007 – 7:00 P.M.**

Roll Call

Present for the hearing were Chairman Landers, Vice Chairman Donahue, Hoffman, Martin, and Aseltine. Michele Braun was present as the Clerk. Public present were Doug Lawson, Gail Lawson, Al Robitaille, Janet Robitaille, David Maxwell, Debbie Maxwell, Paul Johnson, Richard Rivers, and David Blythe.

Approval of Minutes

There was an error in the minutes of the December 14, 2006 Hearing: the phrase "Chairman Landers stated the following" will be corrected to state "Vice Chairman Donahue stated the following". A motion to approve the minutes as corrected for the December 14, 2006 Hearing was made by Aseltine and seconded by Hoffman. **The motion passed 3-0-2.**

The Hearing began at 7:05 pm.

Chairman Landers stated the following:

1. All meetings of the Board of Adjustment shall be open to the Public.
2. The Officers of the Board of Adjustment may administer oaths to the witnesses.
3. All witnesses will be "Interested Persons" to the appellant. "Interested Persons" are owners of property abutting that of the appellant.
4. All testimony by "Interested Persons" and materials shall be germane to any issue under appeal.
5. All Hearings shall be open to the public and the rules of evidence at such hearings shall be the same as set forth in Title 3§810.
 - a) Irrelevant, immaterial or unduly repetitious evidence shall be excluded. The rules of evidence as applied in civil cases in superior courts of this state shall be followed.
6. The Board of Adjustment shall render its decisions, which shall include "Findings of Facts".

Hearing 070111-1: Richard Rivers requests a Variance under Section 403 from the requirement that his property at 312 Central Street be restored within one year to its previous non-conforming use as a Multi-Family Dwelling.

Exhibits to this Hearing.

- A. Letter from Brian Lyford, 12/11/06
- B. Email message from Sue Register, 12/12/06
- C. Memo from Blythe & Taylor, 12/14/06
- D. Architectural floor plan of 312 Central Street, provided by Mr. Rivers
- E. Letter from Doug and Gail Lawson, 12/3/06
- F. Letter from Gail Lawson, 1/11/07

Members of the Board expressed that it was the responsibility of the property owners (former and present) to be aware of the zoning provisions that applied to the property. It was the responsibility of the Board to take this opportunity to require that this pre-existing, non-conforming property be brought into conformance with

the regulations of the district, which allow for a maximum of two dwelling units per building.

Hoffman moved to deny the request for a variance; Martin seconded the motion.

The motion passed 3-2-0.

Hearing 070111-2: The Northfield Department of Public Works requests Conditional Use approval under Section 703 to construct a pole shed addition to the municipal grader barn on Dog River Drive.

The Board determined that the addition was to an existing government facility, and met required setbacks. Donahue moved to approve the request; Aseltine seconded the motion. **The motion passed 5-0-0.**

Adjournment:

Martin moved to close the Hearing; Aseltine seconded the motion. The motion passed 5-0-0.

The hearing was closed at 9:15 PM.

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.